

**MAYOR AND CITY COUNCIL
CITY OF SEAT PLEASANT
REGULAR WORK SESSION
MONDAY, NOVEMBER 7, 2011
6:00P.M.**

1. OPENING

1.1.1 Call to Order

Council President Porter called the meeting to order at 6:06 p.m.

1.1.2 Roll Call

Present: Councilmember Latasha Gatling (Excused), Mayor Eugene Grant, Councilmember Darrell Hardy (Excused), Councilmember Kelly Porter, Councilmember Gerald R. Raynor, Sr., (Late Arrival), Councilmember Elenora Simms (Excused), Councilmember Aretha Stephenson, Councilmember Reveral Yeargin

Staff: Vincent Jones, City Administrator, Dashaun N. Lanham, City Clerk

1.1.3 Invocation and Pledge of Allegiance:

The invocation was given by Councilmember Yeargin

1.1.4. Approval of Agenda

It was motioned by Councilmember Stephenson and seconded by Councilmember Yeargin to approve the agenda. The motion carried.

2. PRESENTATIONS:

- **2.1.** Senator Joanne Benson, She stated that they have participated in the Police Ride along and bus tours in the 24th District. Their opinion is to raise the bar they need to know what is happening. They had two bus tours and they were wonderful.
- She thanked Seat Pleasant for the things they have done and the how they appreciate the citizens in Seat Pleasant.
- She thanked State Highway Administration for participating in the bus tours. They done an exemplary job and taken it a step further to address issues and concerns. She hoped their presentation will duck tail what they are trying to do.
- She stated that the construction on Central Avenue with the pipes being installed. She said it was a bumpy ride and she is unsatisfied with the laying

of the black top. They need to come back re lay the black top. People treat the community based on the way it looks.

- She will be meeting with the Mayor and Council one on one to discuss some issues that need to be resolved. She is looking at 2012 as a clean sweep.
- We don't want abandoned houses or tall grass in our community. She will be working with the Mayor and Council to work with people in the shopping center to say that they need to do better.
- Her main reason here tonight is to discuss the fire station. She stated that she is gravely concern about the relocation of the fire station. The data shows the fire station is one of the busiest in the Prince Georges County.
- She stated that she is willing and prepared to help and work side by side. She is willing to have an emergency meeting with the Fire Chief of Prince George's County. She stated that she will be attending a meeting tomorrow morning at 7:30a.m., she will take the County Executive aside and let him know that she is in opposition of closing the fire station, She will send a letter, if necessary.
- She thanked Ms. Tignor for serving as the Municipal Liaison.
- She thanked the Mayor and Council for what they are doing for Seat Pleasant Elementary School. She stated we are the only municipality that had set aside money in our budget for the School.
- Councilman Yeargin thanked Senator Benson on a job well done and applauded her on the effort on Central Avenue.
- She stated that Wal-Mart is planning on building on Central Avenue and Southern Avenue. She stated that it could have a great impact on Addison Plaza Shopping Center.
- She stated that there are activities along Central Avenue that will be addressed. She stated that she welcome the Mayor and Council to call her if she feels is doing something that is not right.
- **2.2.** Ms. Maddox, Special Events Coordinator, State Highway Administration, The purpose for coming tonight is to make sure everyone know what they do. She is the District three Liaison 301-513-7409. The main concern is pedestrian and traffic signals.
- Mr. Brian Young,
- Kate Mazzara, Project Development
- Claudine Myers, She stated that they are interested in having the Resurface/Rehabilitate of MD704 project complete.
- They are requesting letters of support from the City of Seat Pleasant.

- Mayor Grant asked her to define hold? She stated that the project was placed on hold to have the funding approved.
- Mr. Young stated that they need a letter from the City of Seat Pleasant and the delegation to move the project forward.
- They need a letter from the Legislative body and Executive body of Seat Pleasant.
- It will be the largest project in District three. Senator Benson stated that it is absolutely critical that we work together to bring this forward.
- She met with the Governor and informed him that the City is interested in the project and he stated that he will see what he can do.
- Send the letter to Brian Young and he provided his contact information to the City Clerk.
- Councilman Yeargin asked for synopsis on the street. Ms. Myers explained that they will be removing a lane from each side of the highway. They will be making a bicycle lane, and landscaping.
- There will be no lighting in the project. They will look at the intersection.
- Victor Grafton, He worked the utilities companies to ensure that they are out of the way for the projects.
- He worked with them on Central Avenue and requested that any questions can be referred to him.
- Councilman Yeargin wanted to know which company repaired the street. He stated that the temporary patch has been fully stored. It is the same company that completed the work on Addison Road.
- He stated any vehicle damage can be referred to his office
- Councilwoman Stephenson wanted to know if there were any deadlines set for temporary patch work. How do you inform the municipality of the work that will be done, He stated that they can have the companies do community outreach
- Mayor Grant wanted to ask a question about the Bus shelters that need to be removed. He showed him on 65th Avenue and the other on Addison Road and Martin Luther King Highway. He would like for them work with us and have Metro remove the shelters.
- We have received several complaints from residence and teachers coming out of 65th Avenue.
- Mr. Grafton wanted to know if it was location that they wanted it relocated too in the same area. Councilman Raynor stated that the bus shelter in front of the memorial can be eliminated all together because it another bus line.

- Councilman Raynor wanted to know if the bus shelter on Addison Road can be revitalized.
- Mayor Grant wanted to know if they could be complete another study on Cabin Branch. They explained lighting studies generally take 90 ninety days.
- Kevin Novak there is site that the community can monitor any projects. It will spell out when it will be performed night or day and the time of the project.
- Ramesh Patel, Residential Maintenance, Engineer provided a report on the Maintenance Division
- Mayor Grant wanted to know the schedule for cutting the grass on MD704 and they cut the grass every two and half weeks. He stated that they had to change the contractor. The contracts are b
- Mayor Grant stated that he understands short staffing and low budget. However, our public works department is out there cutting the grass. Mayor Grant requested that he contact Mr. Jones to inform us when they are having problems with getting the grass cut.
- They coordinate with PG County regarding the illegal dumping.
- Councilman Yeargin asked why does some of the trees flourish and the others are not. The landscaping office is in Baltimore.
- Councilman Yeargin asked the questions regarding the snow removal. He posed the questions for Seat Pleasant to assist them the snow removal and the City can send them bill.
- Mr. Young stated that they need to do a better job with our contractors. He stated that inside the beltway has been the focus for them. They feel the area has been neglected. It stated that the new law passed regarding the illegal sign law. He stated they can now collect fees and if Seat Pleasant collects the signs they can collect the fee. He stated that they can provide us with the information
- They have one person collecting signs for Prince George's and Montgomery County.
- Councilman Raynor asked if they were short staff on snow removal too.
- Ms. Owens, they are responsible for traffic study. She stated that she had written the information for the light on Cabin Branch and Greig Street for light installation.
- Councilman Yeargin stated that a Prince George's County Police Officer was just injured last week at the same location.
- Councilman Raynor stated that he is in support of a light being installed considering his daughter was struck by a vehicle.

- Ms. Owens stated that if a traffic light is warranted they will have it installed, or look at other alternatives.
- Mr. Jones stated that earlier this summer the City had submitted a written request to have a traffic study. She stated that they would like to role the request into the 704 project because some of the ramps aren't ADA compliance.
- Mr. Young stated that they feel they are our advocates and when they say no. It is because they have done a lot of communicating with the Baltimore office.
- Smaddox1@sha.state.md.us Special Events Coordinator
- 2.3. Beatrice Tignor, Prince George's County Municipal Liaison and D. Michael Lyles, Executive Director of Human Relations Commission
- He was appointed in June to address the Civil Rights in the Community. They have several outdated cases that are being handled and investigations are beginning. They have closed fifteen of the thirty one cases.
- He would like to have an (8) eight hour training with the Mayor, Council and senior staff.
- We are the first municipality that they have presented to regarding the Civil Rights Education & Enforcement.
- Councilman Yeargin requested the information to be e-mailed to the City.
- Mayor Grant thanked them for coming to the City of Seat Pleasant. Mayor Grant wanted to know how long will is training be for the staff. Dr. Lyles stated that for staff it will be a (4) four hour training. He stated that they can do an online training too.
- He stated the coordination of the training will be through him and the telephone number in the packet.
- They are looking to have the training as a fee for service, but are looking to open it up. Mr. Merrill Smith, Jr. is a Commissioner and they are in need of commissioners. Please submit name and resume to the County Executive.
- Councilman Porter thanked them for coming and presenting. He stated we were the first municipality to complete Harassment in the Work Place.
- 2.4. Andre Gore, Mr. Gore was unable to make the meeting. No information was submitted to the Council for review.
- 2.5. Darnell Dailey, Kratos Infrastructure
- He stated that he and his colleague Michael Graham had been working on the project for a New City Hall, Senior Center, and merchant space. The project is going to be about 30-40 million thousand dollars.

- They help channel private money and debt dollar to college and municipalities.
- He stated that one of things they require is a Master Lease. They are proposing that they pay for the construction of the center. The tenant and lessee will make it a pay as you go proposition
- They are willing to help mitigate and it will take a period of time to put aside in an escrow account of 3-5 years of lease payments directly from Kratos. They want the City of Seat Pleasant to be a partner on the development side. Any monies will be split equally with Seat Pleasant.
- All private funds will come from Kratos. They feel it will create ten to fifteen jobs on the green side.
- The master lease on the total lease will be for a triple A plan
- They will buy the land and Cherokee Fund is a co-owner of Kratos.
- Councilman Raynor requested that they explain a master lease. The master lease will be signed with City of Seat Pleasant and it would create Kratos and the City of Seat Pleasant to make the payments.
- The facility will create green jobs and a traditional job at the facility. Councilman Raynor wanted to know who will be hiring the individuals. They are jobs that will be incorporated into the green efficiency such as monitoring, maintenance of equipment of technology. It will come from the local college and the engineering program. It is not a unilateral decision that we will make on our own.
- Mr. Graham stated that when he was a City Manager and it is the same when he managed. He stated carpet roses are good to use in the landscape.
- He stated that the state passed legislation to assist with private/corporate relationship.
- The City is in a unique position. He stated that we have a good credit rating. He stated that he feel that they can do this with the City of Seat Pleasant by marrying them with corporate partner.
- The benefit to the community is you stimulate construction. He stated that you get the revenue on the tax increase of the business. He said it a perfect project for about 50 Million Dollars.
- Mayor Grant stated that as we move the City forward we need to be visionary. He said we must be good stewards of the tax payer monies.
- He stated that the United States has a 2.7 billion dollar deficit on Infrastructure.
- He stated this is an opportunity for us to take advantage on the municipal level. He stated that looking at chapter 640 in the State code. The laws on

this aren't defined. The leader is Canada and the Commonwealth of Virginia is the top leader as it relates to private/partner relationship.

- The state of Maryland is doing a health lab in Baltimore that is a master lease. The capitol boulevard was a master lease project
- It will be the largest lead project in the state of Maryland
- Mayor Grant wanted to know if the master lease was design to operate. Mr. Dailey stated that it would be.
- Mayor Grant stated that what has been presented to them was just conceptual. They have not decided what will be done.
- Mayor Grant stated that 14% of the population is senior. Mayor Grant stated that there is property that we are looking to secure. They are open to secure any properties that the city is looking to pursue. The discussion is a broad overview.
- Councilman Yeargin stated that there is property on Martin Luther King that the City may be interested in pursuing. Mr. Dailey stated that they are interested in multiple properties

3. LEGISLATION

- Resolution R-12-03 Support of Prince George's County Council Bill 061 2011 was introduced by Councilmember's Simms, Stephenson and Yeargin. It was motioned by Councilmember Stephenson and seconded by Councilmember Yeargin to approve Resolution R-12-03. The motion carried.
- FOR: Porter, Raynor, Stephenson and Yeargin
- AGAINST: None
- ABSTAIN: None
- Ordinance O-12-09 Chapter 150 Parking, Stopping and Standing Restrictions and Regulations. Ordinance O-12-09 was introduced by the City Council on Monday, November 7, 2011 and the first reading was declared.

4. REPORTS

4.1. Mayor's Report:

- Mayor Grant stated that he did not have a report for the month of October.

4.2. City Administrator Report:

- Mr. Jones stated that the City of Seat Pleasant had participated with Bladensburg for the Solar Panel. He stated that Bladensburg had requested that

they act on behalf of Seat Pleasant to request for additional funding. He will be submitting a letter approving the request.

- He stated that the I-Net will be installing the equipment for the installation. He stated they will need a permit.
- Councilman Porter requested information regarding the temporary patch. Mr. Jones stated that he will provide the information to the Council.

Council Committee Reports:

4.3a. Economic Development, Housing & Planning Chair Councilmember Raynor stated he had no report for the month of October

4.3b. Finance & Budget Committee Chair, Councilmember Hardy was excused from the Regular Work Session and no report was submitted.

4.3c. Government Affairs & Technology-Chair Councilmember Simms was excused from the Regular Work Session and no report was submitted

4.3d. Human Services, Health & Education Committee-Chair Councilmember Stephenson was present and no report was submitted for the month of October.

4.3e. Public Safety & Civil Rights Committee-Chair Councilmember Yeargin was present and no report was submitted for the month of October.

4.3f. Public Works & Transportation Committee-Councilmember Stephenson read the written report by stating that she met with Mr. Jones regarding the street sweeping schedule. Mr. Jones stated that they will be purchasing permanent signs for snow emergency route and street sweeping signs. Mr. Thompson stated that the Council will need to establish a permanent emergency route before the citizens can be informed. Mr. Thompson discussed a fleet management system which will be less expensive and greatly beneficial for the city. The current system is very costly and the recommended system has a wealth of tracking devices for a more optical precession. The cost is reflected in the current budget. The cost of the signs is \$15.58 per sign. He will get back with us regarding the number of signs required per ward. There were questions asked about the monitoring of the fuel for the Seat Pleasant Police Department. Mr. Jones stated that we are sticking with the 90 gallons per officer a month. Mayor Grant stated that he has concerns in the report on the signs. He said we will become sign city. He said the neighbors on his street will not go for that many signs. Councilman Porter suggested having all the signs on one pole. Councilwoman Stephenson asked Mayor Grant for any recommendations. Mayor Grant stated that he did not have any, as he is just hearing the report. He said it is just too many signs. He feels it take away from the aesthetic. He suggested that whatever we do with the Street Sweeping it should be the same as the leaf schedule.

5. NEW BUSINESS

5.1. Council Certificate of Appreciation

- Councilwoman Stephenson stated that the Certificate of Appreciation be given to the Council for the committees that they served on the previous year.
- She stated that we give a lot of our time and the certificate shows that we done something. It shows that we are doing something.
- Mayor Grant stated that it isn't up for discussion as the Council President can decide.
- Councilman Porter stated that he could present the certificates to the Council as recommended.

5.2. Thanksgiving and Christmas Holiday Observance-Day after Thanksgiving

- Mr. Jones stated that they are currently working on the Personnel Manual, but the current manual states the Columbus Day is Holiday and the staff had worked in lieu of the Day after Thanksgiving. He is requesting that the Staff get the Day after Thanksgiving this year. Considering upon approval of the Personnel Manual it will not be in the manual next year. Mayor Grant stated that the City of District Heights gives the employee's off as Employee's Appreciation Day the Day Thanksgiving. He stated that the City can do what they want.
- He said Councilwoman Simms may have concerns with Designating the Day after Thanksgiving as Employee Appreciation Day. She would be here if it was not for her health. He would like to recommend that the Council consider the Day after Thanksgiving as Employee Appreciation Day and put it in the Manual. However, he would like for Councilwoman Simms to have an input in the discussion.
- He stated that for Christmas the staff receives a bonus. The Council asked if the money was allocated in the budget. Mr. Jones stated that we can do it with the current budget.

5.3. City Administrator Evaluation Form

- Councilwoman Simms was excused from the meeting and the item was tabled.

5.4. City Attorney RFP Process

- Mr. Jones stated that based the conversation from earlier this year. He had completed and RFP and received nine (9) responses.
- He stated that the Council needs to establish a process.

- Councilman Porter stated that it will be placed in the Governmental Affairs committee with a response within 30 days.

5.5. Letter to Ethics Board

- Mayor Grant stated that he and Councilwoman Simms had a discussion regarding the letter. Councilwoman Simms requested that the Mayor allow the Council to send out the letter.
- He stated that once the board has been appointed, He feels that we should not be in communication with the Ethics Board. He said that if someone brings a concern regarding the elected officials, it may look as if we have some persuasion.
- He stated that Councilwoman Simms feels that they need to know what their duties are on the ethics board. She said some of them don't know what they are supposed to be doing.
- Councilman Porter stated that have anything additional been added to the communication. He requested the City Clerk to verify with Councilwoman Simms what she wanted to have done with the matter.

5.6. Municipal Government Month

- Councilman Porter stated we are fulfilling one of the criteria in fulfilling Municipal Government month.
- We are currently flying the flag in front of City Hall
- We can prepare the proclamation and speak with the Fourth Grade class regarding the If I were Mayor Contest. He stated that he can fulfill the criteria with the Fourth Grade class.
- He requested the City Clerk to have the Resolution prepared for the Public Session.

6. UNFINISHED BUSINESS:

6.1. Feggans Center Building Assessment

- Mr. Jones stated the request would be to fulfill the assessment and the cost will be \$15,000
- Councilwoman Stephenson wanted to know what has been spent from the previous year. Mr. Jones stated that approximately \$39,000 was spent.
- Mr. Jones stated that Arel had completed a cost analysis on the repair or rebuilding of the building.
- He stated that the City will get three different reports, mold, structure and a lead report.

- Councilman Porter stated that Kratos Infrastructure will complete the project without spending tax payer monies.
- Mayor Grant stated that he is recommending that the Mayor, City Council, City Administrator and City Treasurer sit down to discuss what we want to do with the Feggans Center.
- Mayor Grant stated that if any council person wants to go against the request. He will go to the tax payers and explain that we have a proposal on the table that will not cause us to spend tax payer monies. He stated that the residents of the city will make a decision come September 2012.
- Councilman Porter stated that he feels we can come together and move forward and show the tax payer that it we will not be using the tax payer monies.
- Mayor Grant stated that the recommendations will be to make the current City Hall the Police Head quarters. He said we can see if we can get money from Kratos to make it ADA compliance. He stated that it could be torn down and rebuilt.
- Councilman Porter requested that the council go through the document thoroughly and come back in a Special Session for discussion.
- Councilman Yeargin stated that he noticed by going down the stairs in this building. It was a plaque with a list of names that was dated in 1965.
- Councilwoman Stephenson wanted to know if the current Council names will be listed in the next building upon building. Councilman Yeargin stated that it would be.
- Councilman Porter stated that we can meet within the next two weeks.

6.2. Feggans Center/Eads Project Discussion

- Councilman Porter stated we can have a special meeting in two weeks.

6.3. Personnel Manual Final Review

- Councilman Porter stated that tonight was for any further discussion on manual.
- Councilman Raynor stated that he would like to see that the Day after Thanksgiving will be listed in the manual as Employee Appreciation Day
- Mr. Jones stated that the information was added in the manual regarding training. Who would conduct the training has been identified as the City Administrator, Human Resources or an outside trainer. They have added language in the manual regarding taking messages. They have changed the personal days in the manual as tier arrangement.

- Councilman Raynor stated that he was not aware that the Personal Days was supposed to be changed to the tier arrangement. He thought it was a discussion and not a decision.
- He stated that he feels it is a form of employee appreciation.

6.4. Strategic Workshop Approval & Scheduling

- Councilman Porter tabled the discussion for the Special Meeting

7. ANNOUNCEMENT


7.1. Veteran's Day Program, Seat Pleasant Activity Center, Friday, November 11, 2011 at 10:00a.m.

7.2. National League of Cities Conference, Phoenix, AZ, Wednesday, November 9-Saturday, November 12, 2011

7.3. Public Session, City Hall-Council Chambers, Monday, November 14, 2011 at 7:00p.m.

ADJOURN-The meeting adjourned at 9:51p.m.

Submitted by,


Dashaun N. Lanham
City Clerk